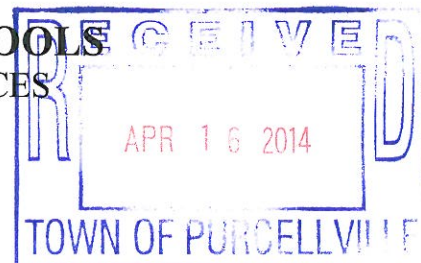




LOUDOUN COUNTY PUBLIC SCHOOLS
PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpsplan@lcps.org



April 11, 2014

Mr. Daniel Galindo
Town of Purcellville
Department of Community Development
221 South Nursery Avenue
Purcellville, Virginia 20132

RE: Mayfair (RZ 14-01 & RZ 14-02)

Dear Mr. Galindo:

School Board staff has reviewed the rezoning applications for Mayfair. No comment will be offered on the Transitional to Limited Industrial rezoning request.

The applicant has indicated the residential component of this application would be developed with up to 32 single family dwelling units, not specifying if the units would be single family detached (SFD), single family attached (SFA), or a combination of both SFD and SFA units. To that end, two project assessments are attached outlining the potential operational and capital impact of the project on Loudoun County Public Schools – one reflecting all units being developed as SFD, the other reflecting the development of only SFA units. Should the applicant provide further clarification on the project's residential unit mix, staff will provide an updated project assessment.

Safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The lack of safe walking paths for students within subdivisions creates a growing safety hazard and increases operational costs. In rural areas of Loudoun, each house becomes a bus stop. Similar circumstances are emerging in the county's new subdivisions; students who live within a school's walk zone must be transported to school because there are either no sidewalks or the sidewalks are only constructed on one side of the street. Sidewalks not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children. Staff seeks confirmation that sidewalks would be constructed on both sides of streets in this proposed addition to Mayfair.

The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County. Should you require further information, please contact me at your earliest convenience.

Sincerely,

Sam Adamo, Executive Director

Attachments (2)

c: Loudoun County School Board
(Site Location: Blue Ridge Election District)
Edgar B. Hatrick, Division Superintendent



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: RZ 14-01 & RZ 14-02/Mayfair

Loudoun County Public Schools Student Generation Factors, 2013		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.77	32	12	6	7	25
Single Family Attached (SFA)	0.51	0	0	0	0	0
Multifamily (MF)	0.28	0	0	0	0	0
Total Students		32	12	6	7	25

Capital Costs	Elementary School Cost (FY 2015 CIP)	Middle School Cost (FY 2015 CIP)	High School Cost (FY 2015 CIP)	Total Capital Expenditure
School Cost	\$35,040,000	\$53,540,000	\$106,790,000	
Capacity	928	1,350	1,800	
Per Pupil Cost	\$37,759	\$39,659	\$59,328	
Project's Capital Costs	\$453,103	\$237,956	\$415,294	\$1,106,353

Annual Operational Costs	FY 2015 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	\$12,735	25	\$318,375

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2013-14 School Attendance Zone	Mountain View	Harmony	Woodgrove
September 30, 2013 Student Enrollment	545	1114	1503
2013-14 Building Program Capacity	808	1187	1657



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: RZ 14-01 & RZ 14-02/Mayfair

Loudoun County Public Schools Student Generation Factors, 2013		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.77	0	0	0	0	0
Single Family Attached (SFA)	0.51	32	8	4	5	17
Multifamily (MF)	0.28	0	0	0	0	0
Total Students		32	8	4	5	17

Capital Costs	Elementary School Cost (FY 2015 CIP)	Middle School Cost (FY 2015 CIP)	High School Cost (FY 2015 CIP)	Total Capital Expenditure
School Cost	\$35,040,000	\$53,540,000	\$106,790,000	
Capacity	928	1,350	1,800	
Per Pupil Cost	\$37,759	\$39,659	\$59,328	
Project's Capital Costs	\$302,069	\$158,637	\$296,639	\$757,345

Annual Operational Costs	FY 2015 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	\$12,735	17	\$216,495

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2013-14 School Attendance Zone	Mountain View	Harmony	Woodgrove
September 30, 2013 Student Enrollment	545	1114	1503
2013-14 Building Program Capacity	808	1187	1657